

In re:
Victor H. Maia
Debtor

Case No. 18-16907-jkf
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0313-2

User: John
Form ID: pdf900

Page 1 of 2
Total Noticed: 13

Date Rcvd: Jul 12, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 14, 2019.

db +Victor H. Maia, 79 Redwood Drive, Richboro, PA 18954-1646
cr Anthony Patterson, 3228 Fontain St., Philadelphia, PA 19121-1727
acc +Bennett J. Sady & Company, P.C., Bennett J. Sady, 501 Office Center Drive, Suite 126,
Fort Washington, PA 19034-3267
cr +Diana Wilson, 2517 W. Sergeant St., Philadelphia, PA 19132-4137
cr +Maurice Butts, 1023 West Thompson Street, Philadelphia, PA 19122-4117
cr +WELLS FARGO BANK, N.A., C/O POWERS, KIRN & ASSOCIATES, LLC,
8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSE, PA 19053-6980

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: megan.harper@phila.gov Jul 13 2019 03:12:56 City of Philadelphia,
City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,
Philadelphia, PA 19102-1595
smg E-mail/Text: cio.bncmail@irs.gov Jul 13 2019 03:11:32 Internal Revenue Service,
P.O. Box 7346, Philadelphia, PA 19101-7346
smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jul 13 2019 03:12:03
Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,
Harrisburg, PA 17128-0946
smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jul 13 2019 03:12:33 U.S. Attorney Office,
c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
cr E-mail/Text: megan.harper@phila.gov Jul 13 2019 03:12:56 City of Philadelphia,
Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard,
5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jul 13 2019 03:12:03
Commonwealth of Pennsylvania, Department of Revenue, Bureau of Compliance, Dept. 280946,
Harrisburg, PA 17128-0946
cr +E-mail/Text: steve@needlelawyer.com Jul 13 2019 03:11:22 G.H. Harris Associates, Inc.,
c/o Stephen L. Needles, Esq., 80 North Second Street Pike, Churchville, PA 18966-1057
TOTAL: 7

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

intp Natasha Rivera

TOTALS: 1, * 0, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 14, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 12, 2019 at the address(es) listed below:

AMANDA L. RAUER on behalf of Creditor WELLS FARGO BANK, N.A. amanda.rauer@pkallc.com,
chris.amann@pkallc.com/nick.bracey@pkallc.com/Samantha.gonzalez@pkallc.com/jill@pkallc.com/mary.r
aynor-paul@pkallc.com/harry.reese@pkallc.com
ANGELA LYNN BAGLANZIS on behalf of Debtor Victor H. Maia angela.baglanzis@obermayer.com,
Lucille.acello@obermayer.com/helen.belair@obermayer.com
DENISE A. KUHN on behalf of Creditor Commonwealth of Pennsylvania, Department of Revenue
dkuhn@attorneygeneral.gov
EDMOND M. GEORGE on behalf of Defendant Victor H. Maia
angela.baglanzis@obermayer.com/michael.vagnoni@obermayer.com/vanja.moraca@obermayer.com/Lucille.a
cello@obermayer.com/alicia.sandoval@obermayer.com/helen.belair@obermayer.com
EDMOND M. GEORGE on behalf of Debtor Victor H. Maia
angela.baglanzis@obermayer.com/michael.vagnoni@obermayer.com/vanja.moraca@obermayer.com/Lucille.a
cello@obermayer.com/alicia.sandoval@obermayer.com/helen.belair@obermayer.com
GEORGE M. CONWAY on behalf of U.S. Trustee United States Trustee george.m.conway@usdoj.gov

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

JILL MANUEL-COUGHILIN on behalf of Creditor WELLS FARGO BANK, N.A. jill@pkallc.com,
chris.amann@pkallc.com/nick.bracey@pkallc.com/samantha.gonzalez@pkallc.com/harry.reese@pkallc.com
/mary.raynor-paul@pkallc.com/amanda.rauer@pkallc.com
KARINA VELTER on behalf of Creditor WELLS FARGO BANK, N.A. amps@manleydeas.com
KARINA VELTER on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION amps@manleydeas.com
MARK D. PFEIFFER on behalf of Creditor Diana Wilson mark.pfeiffer@bipc.com,
donna.curcio@bipc.com
MARK D. PFEIFFER on behalf of Creditor Maurice Butts mark.pfeiffer@bipc.com,
donna.curcio@bipc.com
MARK D. PFEIFFER on behalf of Plaintiff Diana Wilson mark.pfeiffer@bipc.com,
donna.curcio@bipc.com
MARK D. PFEIFFER on behalf of Plaintiff Willie Jamar Nobles mark.pfeiffer@bipc.com,
donna.curcio@bipc.com
MICHAEL D. VAGNONI on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com,
Lucille.acello@obermayer.com/Alicia.sandoval@obermayer.com/vanja.moraca@obermayer.com/angela.bagl
anzis@obermayer.com/helen.belair@obermayer.com
MICHAEL D. VAGNONI on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com,
Lucille.acello@obermayer.com/Alicia.sandoval@obermayer.com/vanja.moraca@obermayer.com/angela.bagl
anzis@obermayer.com/helen.belair@obermayer.com
PAMELA ELCHERT THURMOND on behalf of Creditor City of Philadelphia pamela.thurmond@phila.gov,
karena.blaylock@phila.gov
REBECCA ANN SOLARZ on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
bkgroup@kmlawgroup.com
STEPHEN L. NEEDLES on behalf of Creditor G.H. Harris Associates, Inc. steve@needlelawyer.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 19

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA**

In re:

VICTOR H. MAIA,

Debtor.

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Chapter 11

Case No. 18-16907 JKF

ORDER

12th

July

AND NOW this _____ day of _____, 2019, upon consideration of

the Application of Victor H. Maia to Employ Keller Williams Real Estate, Langhorne ("Keller Williams") in this bankruptcy case, and it appearing that employment of Keller Williams is in the best interest of the Debtor; and the Court being satisfied that Keller Williams does not represent any other party-in-interest or hold an interest adverse to the Debtor in this case; it is hereby:

ORDERED that the Application is granted in its entirety; and it is further

ORDERED that the Debtor is hereby authorized to retain and employ Keller Williams, as its real estate broker in the within proceeding, under Chapter 11 of the United States Bankruptcy Code; and it is further

ORDERED that compensation for professional services of Keller Williams shall be charged at five percent (5%) of the gross proceeds from the sale of each property sold and may be paid to Keller Williams without further Order of this Court.

BY THE COURT:



The Honorable Jean K. FitzSimon
United States Bankruptcy Judge